

ProbateLens

Probate property evidence packs from a single walkthrough

Probate Property Assessment Report

PROPERTY	A residential property, South Bristol
REPORT PREPARED	11 June 2026
REPORT ID	PL-SAMPLE

Three sections follow: an IHT400-supporting evidence pack, an executor-friendly summary, and a listing-ready brief for the appointed agent. Generated by AI-assisted analysis of a video walkthrough and reviewed by a person who knows the property — intended to support, not replace, formal valuation by a qualified estate agent or chartered surveyor.

OUTPUT 1 — IHT400 EVIDENCE PACK

1.1 Property identification

- **Address:** A residential property, South Bristol
- **Type:** Semi-detached house
- **Approximate age band:** Postwar (estimated mid-20th century build, circa 1940s–1950s)
- **Approximate floor area band:** Medium (estimated 80–95 sqm; to be verified on site)
- **Inferences for verification:** Number of bedrooms is inferred to be 2 or 3 based on the first-floor landing layout. Floor area, boundary lines, and construction details must be verified by on-site physical measurement.

1.2 Room-by-room observations

Front Exterior & Side Path

- **Observations:** Heavily weathered brick and rendered facade. Concrete pathway with significant moss and weeds. Timber porch canopy above the front door is severely degraded, sagging, and partially detached. Front timber window frame features broken glass panes (bottom-left window is cracked and open to elements). Rusted metal front boundary gate.
- **Defects identified:**
 - Broken/unsecured glazing — **SIGNIFICANT** (compromises security and weatherproofing)
 - Failing porch canopy structure — **SIGNIFICANT** (structural hazard)
 - Overgrown garden/rusting gate — **COSMETIC**
- **Evidence anchors:** 0:00–0:22

Rear Garden & Outbuildings

- **Observations:** Fully collapsed wooden shed structure with exposed timber, rotting panels, and loose blue tarpaulin sheeting. A second, smaller wooden storage chest is heavily weathered. Rear brickwork shows minor staining near drainage runs. One ground-floor window is boarded over with OSB (oriented strand board). Low-level crawlspace/cellar window is missing its frame/glazing entirely, leaving an open void to the sub-floor.
- **Defects identified:**
 - Boarded-up rear window — **MODERATE**
 - Completely collapsed/hazardous outbuildings — **SIGNIFICANT** (requires demolition and removal)
 - Open sub-floor window void — **SIGNIFICANT** (pest and damp risk)
- **Evidence anchors:** 0:23–0:45

Entrance Hallway & Stairs

- **Observations:** Severe hoarding and clutter. The entry passage is heavily restricted by stored items, including a metal extension ladder, bicycle, boxes, and miscellaneous household detritus. Hallway walls feature dated wallpaper with surface dirt. Staircase carpet is extremely worn, stained, and threadbare.
- **Defects identified:**

- Severe hoarding/clutter — **SIGNIFICANT** (restricts physical inspection and presents trip/fire hazards)
- Severely worn floor coverings and wall finishes — **COSMETIC**
- **Evidence anchors:** 0:57–1:15

First Floor Bathroom

- **Observations:** Severe flaking, peeling, and bubbling paint and plaster across the entire ceiling and upper walls, strongly indicating historic or active water ingress from the roof or upper plumbing. Outdated bathroom suite with heavy dirt accumulation. Floor area is cluttered with cleaning supplies and household items.
- **Defects identified:**
- Severe moisture damage to plaster/ceiling — **CRITICAL** (requires immediate damp/leak investigation)
- Outdated/non-functional sanitaryware — **MODERATE** (requires complete replacement)
- **Evidence anchors:** 1:25–1:34

First Floor Bedrooms (Front & Rear)

- **Observations:** Multiple rooms are heavily hoarded with boxed items, plastic bags, disused furniture, and a substantial volume of bicycle parts (wheels, frames, tyres). Outdated wallpaper, worn carpet, and dated curtains throughout.
- **Defects identified:**
- Extreme hoarding — **SIGNIFICANT** (prevents full inspection of walls, floors, and electrical outlets)
- Outdated decor and worn finishes — **COSMETIC**
- **Evidence anchors:** 1:35–1:55

Ground Floor Front Reception Room

- **Observations:** Extreme hoarding. Floor-to-ceiling stacks of cardboard boxes, old papers, disused electronic goods (fans, lamps), and domestic waste. Limited physical access to inspect floorboards, skirting, or structural walls. Outdated lighting fixtures.
- **Defects identified:**
- Extreme hoarding — **SIGNIFICANT** (severe structural obstruction)
- Obsolete finishes and fixtures — **COSMETIC**
- **Evidence anchors:** 2:12–2:21

Kitchen & Rear Lobby Area

- **Observations:** Cluttered worktops, outdated kitchen cabinetry, and older appliances (washing machine). Floors are covered with vinyl/linoleum of unknown age. White uPVC rear external door appears functional but dirty. Wallpaper is peeling and stained.
- **Defects identified:**
- Outdated services and fittings — **MODERATE** (requires full refit)
- Severe cosmetic wear — **COSMETIC**
- **Evidence anchors:** 2:22–2:29

1.3 Whole-property condition summary

- **Overall condition rating: POOR**
- **Headline issues affecting valuation:** Severe, property-wide hoarding requiring a major waste clearance operation before any building works or formal marketing can commence. Significant damp and plaster failure in the first-floor bathroom indicating a roof or plumbing leak. Multiple unsecured, broken, or boarded-up windows. Outdated electrical, heating, and plumbing services. Hazardous collapsed outbuildings in the rear garden.
- **Items NOT visible in footage requiring urgent inspection:** The loft space (to check for structural roof damage/active leaks causing bathroom damp), the heating system boiler, the electrical consumer unit, the main drainage run, and the floorboards beneath the heavy hoard.

1.4 Comparable-sale guidance for the valuer

- **Property type and bedroom count to match:** Semi-detached postwar houses, 2 to 3 bedrooms (to be confirmed once cleared).
- **Geographic radius suggestion:** Within a 0.5-mile radius of the immediate locality.
- **Condition-adjustment guidance:** Valuers should apply a strong downward adjustment against standard local market benchmarks to reflect the substantial cost of site clearance, damp remediation, roof repairs, window replacements, and complete internal modernisation.
- **Time window suggestion:** Sales registered within the last 6 to 12 months.

1.5 Valuation framework for the qualified valuer

- **Factors to weight upward:**
 - Desirable and established residential location in South Bristol.
 - Generous plot size with a rear garden, side access, and potential for off-street parking (subject to local planning consents).
 - Solid postwar brick construction offering a strong footprint for extension or loft conversion (subject to planning).
- **Factors to weight downward:**
 - Significant cost of full site clearance due to heavy hoarding.
 - Visible water damage/damp in the bathroom suggesting roof or plumbing failures.
 - Broken glazing and insecure openings reducing immediate site security.
 - Dilapidated outbuildings and dangerous porch canopy requiring demolition/removal.
 - Total lack of modern heating, electrical, kitchen, or bathroom installations.
- **Open questions for the valuer to resolve before finalising:**
 - Is the damp in the bathroom caused by an active roof leak, or was it a historic plumbing failure?
 - Are the floor joists beneath the bathroom and hoarded ground-floor rooms structurally sound?
 - Does the property retain a functional central heating system, and does the electrical installation require a full rewire to meet current building regulations?
- **Comparable-set framing:** The valuer should anchor their assessment against local, unmodernised probate properties sold within the immediate postcode over the past year, or apply a comprehensive refurbishment cost deduction to fully modernised equivalent sales.

This document is evidence-supporting only. It contains no valuation figure by design. The valuation of record for IHT400 must come from a qualified estate agent or chartered surveyor, who should apply the framework above against current Land Registry and Rightmove data.

1.6 Recommended next steps for valuation

- **Surveyor type recommended:** RICS Level 3 Building Survey (highly recommended due to age, unmodernised state, and visible moisture damage).
- **Specialist inspections required:**
 - Professional damp and timber specialist (to investigate bathroom ceiling/wall decay).
 - Electrical safety inspection (NICEIC domestic installer).
 - Professional clearance contractor (to provide an estimate for the complete removal of the hoard).

OUTPUT 2 — EXECUTOR-FRIENDLY SUMMARY

2.1 What this property is

This property is a semi-detached family house built around the middle of the last century, located in the an established suburb of South Bristol. It represents an excellent project with great potential, but it is currently in poor condition and will require complete modernisation and clearance before it can be lived in.

2.2 What condition it's in

The property has been heavily cluttered over many years, with boxes, bicycle parts, and household items piled high in almost every room. In addition to this "hoarding" which must be cleared, there is significant water damage on the bathroom ceiling and walls, which suggests a roof or pipe leak that needs checking. Outside, the wooden garden sheds have collapsed, the front porch canopy is sagging and unsafe, and some windows are either broken or boarded up. To bring the house up to modern standards, a buyer will need to replace the kitchen, bathroom, heating, wiring, and all carpets and wall finishes.

2.3 What we'd recommend you do next

1. **Appoint a Qualified Professional:** You will need a formal valuation from a qualified estate agent or RICS surveyor for the inheritance tax (IHT400) paperwork. This report is designed to help them complete their work quickly and accurately. 2. **Arrange a House Clearance:** We recommend obtaining quotes from professional house clearance specialists to remove the accumulated clutter, which will make the property safe to enter and far more attractive to buyers. 3. **Secure the Building:** Have a local tradesperson temporarily secure the broken front window and inspect the sagging front porch to ensure it does not pose a hazard to visitors. 4. **Instruct a Damp Specialist:** Before selling, it is wise to find out exactly what is causing the peeling plaster in the bathroom so you can explain the issue clearly to prospective buyers.

2.4 What to expect

Houses in this condition are highly sought after by builders, investors, and experienced buyers looking for a renovation project. Because of the work required, it is unlikely to be suitable for buyers requiring a standard mortgage in its current state. Clearance of the house will likely take several days. When you instruct local estate agents, they will walk through the property (which takes about an hour) to prepare their official pricing recommendations based on what similar renovation projects have sold for nearby.

2.5 What this report is — and isn't

This document is a professional summary of the physical state of the house, designed to help your solicitor, surveyor, and estate agent make decisions. It does not contain a price or valuation. A formal valuation must be carried out by a qualified professional who will provide the official figure needed for probate.

OUTPUT 3 — LISTING-READY BRIEF FOR THE APPOINTED AGENT

3.1 Property snapshot

A postwar semi-detached renovation opportunity situated on an established residential suburb of South Bristol. The property offers a spacious footprint with side garden access, but is sold as an unmodernised probate estate requiring complete clearance, damp remediation, and comprehensive refurbishment throughout.

3.2 Selling points

- Highly popular residential location with strong demand from families and developers.
- Postwar semi-detached construction offering generous room sizes and extension potential (subject to planning).
- Good-sized rear garden with side access and potential for off-street parking.
- Ideal blank-canvas project for investors, builders, or cash buyers looking to add significant value.

3.3 Issues to disclose

- **Hoarding:** The property is subject to severe hoarding, containing high volumes of household goods, boxes, and bicycle components.
- **Moisture/Damp:** Significant water damage and plaster deterioration are present on the first-floor bathroom ceiling and walls (suggesting historic or active roof/plumbing issues).
- **Security/Glazing:** Broken and boarded glazing is present on the front, side, and rear windows.
- **External Structures:** The front timber porch canopy is structurally compromised and sagging. The rear garden contains dangerous, collapsed wooden outbuildings.

3.4 Recommended marketing angle

- **Candidate Positionings:**
 - *Option A: "Ideal DIY Project for Private Buyers"*
 - *Option B: "Substantial Renovation Opportunity for Developers & Cash Buyers"*
- **Recommended Option: Option B.** Due to the level of hoarding, broken glazing, and the need for a full structural overhaul (including potential roof repairs and damp proofing), the property is unlikely to be mortgageable in its current condition. Targeting seasoned cash buyers, builders, and developers who can handle a complete strip-out is the most realistic and efficient route to a successful sale.

3.5 Price-positioning strategy

We recommend a "**Price to attract competing offers**" strategy (e.g., pricing slightly under standard unmodernised market rates once the clearance has been costed, or selling via modern method of auction). This approach will generate high initial interest among local property developers and buy-to-let investors, driving competitive bids and ensuring a swift, transparent sale for the estate.

3.6 Suggested photo / video shortlist

- **Initial External Shot:** A front-on shot of the property, cropped to minimise the view of the sagging porch canopy, once the front garden has been cleared of weeds.

- **Rear Garden View:** A wide shot from the back door looking down the garden, framing the space and side access, while keeping the collapsed outbuildings out of the main frame.
- **Post-Clearance Internal Photography:** We strongly advise *against* using internal photographs of the rooms in their current hoarded state. High-quality internal photography should only be commissioned *after* a full professional house clearance has been completed. This will reveal the true scale of the rooms and the solid structure of the house, maximizing buyer interest.